

Commissioners
JOHN FARIA, Chairman
M. LUCI STODDARD, Vice Chairperson
MILES BONAŁEWICZ
ELAINE GONSALVES
NICHOLAS WILLIAMS
EILEEN BOWDEN
CYNTHIA FARIA



Executive Director
ROSE OTT
Telephone 401-434-7645
Fax 401-435-3466
rott@ephousing.org

CITY OF EAST PROVIDENCE

East Providence Housing Authority

99 GOLDSMITH AVENUE
EAST PROVIDENCE, RI 02914-2240

An equal Opportunity
Employer

A MEETING of the Board of Commissioners of the
East Providence Housing Authority

Date: October 17, 2023

Time: 1:30 PM

Location: Community Room – 99 Goldsmith Ave., East Providence, RI 02914

Agenda is as follows:

1. Chairman or Vice Chairman calls public meeting to order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes September 19, 2023- Vote
5. Presentations (Discussion and potential vote on each item):
 - Director's Report
 - Public Housing Vacancy Report
 - Resident Coordinator Report
 - Section 8 Report
 - FSS Report
 - Finance Report
 - Paid Bill Report- September \$238,234.65
6. Exterior Masonry Goldsmith Manor Change Order – \$37,185.00 - vote
7. Write Offs- \$2,234.75-vote
8. Adjourn

John Faria, Chairman
East Providence Housing Authority
POSTINGS: October 17, 2023

City Clerk

Mayor's Office

Goldsmith Manor, City View Manor, Harbor View Manor, Warren Ave Apartments

Anyone needing interpreters for the hearing impaired, please call
TTY/TDD 7-1-1 forty-eight hours (48) prior to the meeting

East Providence Housing Authority
Board of Commissioners
September 19, 2023
Meeting Minutes

Open Session

September 19, 2023

Meeting began at 1:30 p.m.

Pledge of Allegiance

Role Call by Director Rose Ott– Chairman, John Faria, Vice Chairperson, Luci Stoddard, Elaine Gonsalves, Miles Bonalewicz, Cynthia Faria, Eileen Bowden & Executive Director Rose Ott

Excused absence: Nicholas Williams

Reporting of Hud's Yearly Audit by Marcum Accountants

Motion made to accept report: Elaine Gonsalves

Second: Cynthia Faria

Votes by Open Call:

Luci Stoddard

Miles Bonalewicz

Elaine Gonsalves

Eileen Bowden

Cynthia Faria

John Faria, Chairman

All voted aye: **Motion passes**

Report from Fee Accountant Lindsey Pinkerton, CPA

Motion made to accept report: Cynthia Faria

Second: Elaine Gonsalves

Votes by Open Call:

John Faria, Chairman

Luci Stoddard

Miles Bonalewicz

Elaine Gonsalves

Eileen Bowden

Cynthia Faria

All voted aye: **Motion passes**

Approval of June 20, 2023 Minutes

Motion made to accept meeting minutes: Cynthia Faria

Second: Elaine Gonsalves

All voted Aye: **Motion passes**

Executive Director Report

Motion made to accept Executive Director Report: Miles Bonalewicz

Second: Elaine Gonsalves

All voted Aye: **Motion passes**

Public Housing Vacancy Report

Motion Made to accept Vacancy Report: Miles Bonalewicz

Second: Elaine Gonsalves

All voted Aye: **Motion Passes**

Resident Coordinator Report

Motion Made to accept Resident Coordinator Report: Luci Stoddard

Second: Eileen Bowden

All voted Aye: **Motion Passes**

Housing Choice Voucher Report

Motion Made to accept Housing Choice Voucher Report: Cynthia Faria

Second: Miles Bonalewicz

All voted Aye: **Motion Passes**

Family Self Sufficiency Report

Motion made to accept Family Self Sufficiency report: Miles Bonalewicz

Second: Elaine Gonsalves

All voted aye: **Motion Passes**

Paid Bills Report- June, July & August

Motion made to accept Paid Bills Report June- \$368,112.97: Eileen Bowden

Second: Elaine Gonsalves

Votes by Open Call:

John Faria, Chairman

Luci Stoddard

Miles Bonalewicz

Elaine Gonsalves

Eileen Bowden

Cynthia Faria

All voted aye: **Motion passes**

Motion made to accept Paid Bills Report July-\$299,992.77: Elaine Gonsalves

Second: Cynthia Faria

Votes by Open Call:

John Faria, Chairman

Luci Stoddard

Miles Bonalewicz

Elaine Gonsalves

Eileen Bowden

Cynthia Faria

All voted aye: **Motion passes**

Motion made to accept Paid Bills Report August-\$253,252.03: Elaine Gonsalves

Second: Eileen Bowden

Votes by Open Call:

John Faria, Chairman

Luci Stoddard

Miles Bonalewicz

Elaine Gonsalves

Eileen Bowden

Cynthia Faria

All voted aye: **Motion passes**

Resolution #576 Proposed Operating Budget

Motion made to accept Proposed Operating Budget: Elaine Gonsalves

Second by: Eileen Bowden

Votes by Open Call:

John Faria, Chairman

Luci Stoddard

Miles Bonalewicz

Elaine Gonsalves

Eileen Bowden

Cynthia Faria

All voted aye: **Motion passes**

Approval and payment of Pilot to the town of East Providence- \$94,346.27

Motion made to approve and pay Pilot Payment: Luci Stoddard

Second by: Miles Bonalewicz

Votes by Open Call:

John Faria, Chairman

Luci Stoddard

Miles Bonalewicz

Elaine Gonsalves

Eileen Bowden

Cynthia Faria

All voted aye: **Motion passes**

Resolution #577 Proposed Housing Choice Voucher Payment Standards for 2024

Motion made to accept Housing Choice Voucher Payment Standards 2024: Miles Bonalewicz

Second by: Eileen Bowden

Votes by Open Call:

John Faria, Chairman

Luci Stoddard

Miles Bonalewicz

Elaine Gonsalves

Eileen Bowden

Cynthia Faria

All voted aye: **Motion passes**

Resolution #578 Proposed Public Housing Flat Rents for 2024

Motion made to accept Public Housing Flat Rents for 2024: Miles Bonalewicz

Second by: Eileen Bowden

Votes by Open Call:

John Faria, Chairman

Luci Stoddard

Miles Bonalewicz

Elaine Gonsalves

Eileen Bowden

Cynthia Faria

All voted aye: **Motion passes**

Motion made to adjourn meeting by: Luci Stoddard

Second by: Miles Bonalewicz

All voted aye: **Motion passes**

Meeting adjourned at: 2:37 pm

Wash Trust

See next 3 pages

Sheila M. Raposa <smraposa@washtrust.com>

Thu 9/28/2023 1:41 PM

To: Rose Ott <ROtt@ephousing.org>; Fiorella Clark <FClark@ephousing.org>

📎 1 attachments (113 KB)

Washington Trust Announces Settlement Agreement.docx;

Hi Rose and Fio:

Please know that we vehemently deny the allegations and have entered into this agreement solely to avoid the expense and distraction of potential litigation, and to allow the Bank to focus fully on serving the needs of its customers in all communities. We believe that through our focus on providing affordable loan programs and offering innovative lending solutions to potential homebuyers, we have been fully compliant with the letter and spirit of fair lending laws.

We have agreed to do more of what we are already doing – delivering a consistently superior banking experience to each and every member of the Rhode Island community.

Please let me know if you have any further questions, we value our relationship with you and want to assure you that we will continue to serve all of Rhode Island.

Thank you, Sheila

Sheila M. Raposa

Vice President, Cash Management

The Washington Trust Company

10 Weybosset Street, Suite 100, Providence, RI 02903

📞 401-654-4856

smraposa@washtrust.com



WASHINGTON TRUST®

washtrust.com



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For Immediate Release



WASHINGTON TRUST BANCORP, INC.

NASDAQ: WASH

MEDIA CONTACT: Elizabeth B. Eckel
Executive Vice President, Chief Marketing & Corporate
Communications Officer
401.348.1309
ebeckel@washtrust.com

FOR IMMEDIATE RELEASE
September 27, 2023

Washington Trust Announces Settlement with U.S. Department of Justice

WESTERLY, R.I., (PR NEWswire)...The Washington Trust Company (“Washington Trust” or “the Bank”), the wholly owned subsidiary of Washington Trust Bancorp, Inc. (Nasdaq: WASH), today announced that it has entered into a settlement agreement with the U.S. Department of Justice (“DOJ”) that resolves alleged violations of fair lending laws in Rhode Island from 2016 to 2021. The settlement does not include any civil monetary penalties.

Washington Trust vehemently denies the allegations and entered into this agreement solely to avoid the expense and distraction of potential litigation, and to allow the Bank to focus fully on serving the needs of its customers and communities.

“We believe we have been fully compliant with the letter and spirit of fair lending laws, and the agreement will further strengthen our focus on an area that has always been important to us,” stated Edward O. “Ned” Handy III, Washington Trust Chairman and Chief Executive Officer. “Rhode Island has been home to Washington Trust for 223 years and our neighbors count on us to provide affordable loan opportunities no matter where they live.”

“We care about all of our communities across Rhode Island, and we demonstrate our commitment through a number of proactive state-wide and corporate initiatives,” added Handy. “For example, our Washington Trust RI Community Lending Program offers a variety of creative affordable loan opportunities, and our financial literacy and educational programs help potential borrowers prepare for home ownership. In addition, our dedicated team includes multi-lingual and minority community outreach and loan officers. We believe it is as a result of our proactive community efforts that we have steadily increased our lending in Majority-Minority Census Tracts as we’ve expanded our branch network.”

Under the agreement, Washington Trust will provide \$7 million in mortgage loan subsidies over a five-year period for mortgage, home improvement, or refinance loans, in specific census tracts in RI. Washington Trust will also commit \$2 million for focused community outreach and marketing efforts. Over the past five years, Washington Trust has invested significantly in mortgage loan subsidies, community outreach, and marketing in Majority-Minority Census Tracts, and will continue these efforts to make positive impact in these communities.

--More--

“As the oldest community bank in the nation, we were founded to provide people with a trustworthy and local financial partner, and that mission continues to guide us today. We deliver a consistently superior banking experience to each and every member of the community, and that contributes directly to our solid financial foundation and the steady performance that we have achieved for more than two centuries. We look forward to serving our community long into the future,” concluded Handy.

ABOUT WASHINGTON TRUST BANCORP, INC.

Washington Trust Bancorp, Inc. (“the Corporation”), NASDAQ: WASH, is the publicly-owned holding company of The Washington Trust Company (“Washington Trust”, “the Bank”), with \$7.0 billion in assets as of June 30, 2023. Founded in 1800, Washington Trust is recognized as the oldest community bank in the nation, the largest state-chartered bank headquartered in Rhode Island and one of the Northeast’s premier financial services companies. Washington Trust values its role as a community bank and is committed to helping the people, businesses, and organizations of New England improve their financial lives. The Bank offers a wide range of commercial banking, mortgage banking, personal banking and wealth management services through its offices in Rhode Island, Connecticut and Massachusetts and a full suite of convenient digital tools. Washington Trust is a member of the FDIC and an equal housing lender. For more information, visit the Corporation’s website at ir.washtrust.com, or the Bank’s website at www.washtrust.com.

Forward-Looking Statements

This report contains statements that are “forward-looking statements.” We may also make forward-looking statements in other documents we file with the SEC, in our annual reports to shareholders, in press releases and other written materials, and in oral statements made by our officers, directors or employees. You can identify forward-looking statements by the use of the words “believe,” “expect,” “anticipate,” “intend,” “estimate,” “assume,” “outlook,” “will,” “should,” and other expressions that predict or indicate future events and trends and which do not relate to historical matters. You should not rely on forward-looking statements, because they involve known and unknown risks, uncertainties, and other factors, some of which are beyond our control. These risks, uncertainties and other factors may cause our actual results, performance, or achievements to be materially different than the anticipated future results, performance or achievements expressed or implied by the forward-looking statements.

Some of the factors that might cause these differences include the following:

- changes in general business and economic conditions on a national basis and in the local markets in which we operate;
- changes in customer behavior due to political, business, and economic conditions, including inflation and concerns about liquidity;
- interest rate changes or volatility, as well as changes in the balance and mix of loans and deposits;
- changes in loan demand and collectability;
- the possibility that future credit losses are higher than currently expected due to changes in economic assumptions or adverse economic developments;
- ongoing volatility in national and international financial markets;
- reductions in the market value or outflows of wealth management AUA;
- decreases in the value of securities and other assets;
- increases in defaults and charge-off rates;
- changes in the size and nature of our competition;
- changes in legislation or regulation and accounting principles, policies, and guidelines;
- operational risks including, but not limited to, changes in information technology, cybersecurity incidents, fraud, natural disasters, war, terrorism, civil unrest, and future pandemics;
- regulatory, litigation, and reputational risks; and
- changes in the assumptions used in making such forward-looking statements.

In addition, the factors described under “Risk Factors” in Item 1A of our Annual Report on Form 10-K for the fiscal year ended December 31, 2022, as updated by our Quarterly Reports on Form 10-Q and other filings submitted to the SEC, may result in these differences. You should carefully review all of these factors and you should be aware that there may be other factors that could cause these differences. These forward-looking statements were based on information, plans, and estimates at the date of this report, and we assume no obligation to update any forward-looking statements to reflect changes in underlying assumptions or factors, new information, future events, or other changes.

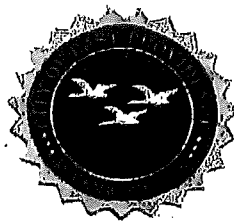
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Program Type	Unit	Unit Turn Status	Keys Turned In Date	Address	BR	Days Vacant	Down Time	Make Ready	Days Dev/Rehab	Days Leasing	Days Exempt	Adj Vacant
				Unit Turnovers From: 01/01/2023 Thru: 10/11/2023								
				Edrms: All Staff: All Staff								
Public Housing	1110	2-MakeReady	9/29/2023	99 Goldsmith Avenue #1110	0	8	0	8	0	0		8
Public Housing	203	2-MakeReady	10/1/2023	115 Goldsmith Avenue #10203	1	10	2	8	0	0		10
Public Housing	911	2-MakeReady	9/28/2023	99 Goldsmith Avenue #10911	1	13	0	13	0	0		13
Public Housing	707	2-MakeReady	9/22/2023	99 Goldsmith Avenue #10707	1	19	4	15	0	0		19
Public Housing	210	2-MakeReady	9/15/2023	99 Goldsmith Avenue #10210	1	26	5	21	0	0		26
Public Housing	601	3-Leasing	9/25/2023	115 Goldsmith Avenue #10601	1	16	1	6	0	9		16
Public Housing	608	3-Leasing	8/30/2023	3663 Pawtucket Avenue #10608	2	42	0	23	0	19		42
Public Housing	406	3-Leasing	8/9/2023	99 Goldsmith Avenue #10406	1	63	12	7	0	44		63
Public Housing	408	3-Leasing	8/8/2023	3663 Pawtucket Avenue #10408	2	64	0	42	0	22		64

SECTION 8

Housing Choice Voucher Voucher type	Month 2023	Number of Vouchers	Total Hap PAID
HCV Vouchers	September	197	\$202,171.00
Port Outs	September	25	\$30,240.00
Enhanced & TTP (27+5)	September	32	\$38,508.00
NED	September	40	\$38,267.00
		294	\$309,186.00
Port Ins	September	6	\$5,582.00
		300	\$314,768.00

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Report to the East Providence Housing Authority Commissioners

Family Self-Sufficiency Program

September 2023

Meeting – October 17, 2023

Contracts of Participation

Total # of Participants as of August 31, 2023	27
New Participant contracts signed as of September 30, 2023	0
Expired/Terminated Contracts as of September 30, 2023	0
Completed/Graduated Contracts as of September 30, 2023	<u>0</u>
Total # of Participants as of September 30, 2023	27

UPDATE

The quarterly meeting of the regional Program Coordinating Committee was hosted by Cumberland on September 13. Featured guest speakers Kevin & Cameron Connaughton of Rhodeway Financial, a non-profit organization which provides no cost financial planning and literacy service to RI residents who are current or former members of the military or individuals/families with income below \$60,000. Since they opened in January 2023, they have served 50 clients and have ongoing classes with the National Guard and Providence Housing.

Recruitment for the FSS Program continues to be a priority.

There are currently 19 Participants earning Escrow for a grand total of \$83,041.53.

Date: 10/10/2023
Time: 1:18:26 PM

Paid Bills Report

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Paid Bill report for September 2023

01/Professional Services

FEENEY PINKERTON	\$1,575.00
MARCUS LAW LLC	\$3,158.00
Motivation Compliance and Training, Inc.	\$500.00

Total For : 01/Professional Services	\$5,233.00
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02/Sundry

New England In Touch	\$228.49
Cox Communications	\$6.42
COX COMMUNICATIONS	\$448.63
Cox Communications	\$80.87
Cox Communications	\$131.36
Cox Communications	\$116.56
THE NELROD COMPANY	\$660.00
PURCHASE POWER	\$503.50
EQUIFAX WORKFORCE SOLUTIONS LLC	\$234.79
W. B. Mason Company Inc.	\$1,407.00

Total For : 02/Sundry	\$3,817.62
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03/Contract Services

Bristol Fire Protection Inc.	\$1,200.00
Core Business Technologies	\$756.00
Driscoll Elevator Services Inc.	\$2,850.00
FLYNN PEST CONTROL	\$1,815.00
JR & Sons CFS Inc.	\$7,310.00
Keen Grounds Maintenance, LLC	\$1,650.00
McCright & Associates, LLC	\$1,493.00
National Security	\$2,925.00
REPUBLIC SERVICES	\$3,942.07
Seekonk Tree Service, LLC	\$1,425.00
Shred-it USA	\$136.75
Verizon	\$437.26
VERIZON WIRELESS	\$216.92

Total For : 03/Contract Services	\$26,157.00
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04/Materials & Supplies

A ABETTER LOCKSMITH	\$300.00
L&W Supply	\$1,110.26
CAMBIO PLYWOOD	\$250.00
DAVES LAWNMOWER/KELLEYS GRAIN	\$92.96
DORMAKABA USA, INC. - BOSTON	\$368.46
Grainger	\$1,162.16
Graybar Electric Co. Inc.	\$828.48
WEX BANK	\$4.00
Home Depot Credit Services	\$1,109.66
M & G Correia's	\$245.86
The Sherwin-Williams Co	\$3,709.60
TJ Russell Supply	\$329.96
TRIBLES USA INC	\$387.66
HD Supply	\$445.12

Total For : 04/Materials & Supplies	\$10,344.18
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06/Utilities

NRG Business Marketing	\$1,699.83
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Date: 10/10/2023
Time: 1:18:26 PM

Paid Bills Report

Page:2

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Paid Bill report for September 2023

East Providence - Utility	\$19,824.27
RHODE ISLAND ENERGY	\$58,545.56
RHODE ISLAND ENERGY	\$799.81
RHODE ISLAND ENERGY	\$3,316.27

Total For : 06/Utilities	<u>\$84,185.74</u>
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07/Extraordinary Maint/Capitol FP

COLETTA CONTRACTING COMPANY,INC	\$11,954.60
EAST COAST MASONRY &RESTORATION INC	\$63,773.10

Total For : 07/Extraordinary Maint/Capitol FP	<u>\$75,727.70</u>
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09/Employee Benefits

Blue Cross Blue Shield Of Rhode Island	\$27,153.35
Delta Dental Of Rhode Island	\$1,676.46
Laborers Int'l Union Of North America	\$3,939.60

Total For : 09/Employee Benefits	<u>\$32,769.41</u>
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Total For All TRADE Codes Defined	<u>\$238,234.65</u>
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CONSTRUCTION CHANGE ORDER

OWNER: East Providence Housing Authority
CONTRACTOR: East Coast Masonry and Restoration, Inc.
PROJECT NAME: Exterior Masonry at Goldsmith Manor

DATE: September 26, 2023
DEVELOPMENT NUMBERS:
AMP 4

CHANGE ORDER NUMBER: TWO

Gentlemen:

In connection with Contract Number ____, dated 05.18.23 the following change is ordered in accordance with the General Conditions:

COR#	Item	
1.	PCO No 1 – Tree Removal	\$4,235.00
2.	PCO No 2 – East Elevation Expansion Joint	\$18,150.00
3.	Alternate No 3 – Interior Brick Cleaning	\$14,800.00

Sub-Total \$37,185.00

Total \$37,185.00

(see attached breakdown)

Extension of time request: 0 days

Total Cost of this Change Order: ADD \$37,185.00

Subject to conditions hereinafter set forth, an equitable adjustment of the contract price and contract time is established as follows:

CONTRACT PRICE IS:	☒ INCREASED BY	☐ DECREASED BY	☐ UNCHANGED
	<u>\$37,185.00</u>	\$	
CONTRACT TIME IS:	☐ INCREASED BY ____	☐ REDUCED BY ____	☐ UNCHANGED
	CALENDAR DAYS	CALENDAR DAYS	

The conditions hereinbefore referred to are as follows:

- A. The aforementioned change, and work affected thereby, are subject to all contract stipulations and covenants;
- B. The rights of the Owner are not prejudiced; and
- C. All claims against the Owner which are incidental to or as a consequence of the aforementioned change are satisfied.

ORIGINAL CONTRACT:	PRICE:	\$195,450.00	COMPLETION DATE: 11.27.2023
NET CHANGE OF	☒ INCREASED	\$351,750.00	CALENDAR DAYS: -0-
PREVIOUS CHANGE	☐ DECREASED		
ORDERS			
LAST CONTRACT:		\$547,200.00	COMPLETION DATE: 11.27.2023
THIS CHANGE ORDER:	☒ INCREASED	\$37,185.00	CALENDAR DAYS: -0-
	☐ DECREASED		
NEW CONTRACT:		\$584,385.00	COMPLETION DATE: 11.27.2023

ACCEPTED:
Contractor: East Coast Masonry and Restoration, Inc.
By: Michael St. Angelo

Title: President
Date: 9/26/23

ACCEPTED:
H.U.D.:
By:

COUNTERSIGNED:
Architect: Edward Rowse Architects, Inc.
By: Edward A. Rowse

Title: President
Date: September 26, 2023

ACCEPTED:
Owner: East Providence Housing Authority
By: Rose Ott

Title:
Date:

Title: Executive Director
Date:

MEETING DATE 10/17/2023

ACCOUNTS RECEIVABLE WRITE OFFS							
FY 2023							
	Date Vacated	Reason for Vacate	Amount Owed		Rent	X Util	Add Charges
HV-WA							
Duplex							
Antonio Machado	5/31/2023	Moved out	\$975.00		\$813.00	\$96.00	\$66.00
CITYVIEW							
Lori Ann Tanzi	10/1/2022	Deceased	\$799.00		\$691.00	\$108.00	
Clara brum	11/28/2022	Deceased	\$37.00		\$37.00		
Lila Scott	6/1/2023	Moved out	\$178.00		\$17.00		\$161.00
Scott Oxx	9/22/2023	Deceased	\$88.75				\$88.75
GOLDSMITH							
Joseph Costa Jr	11/21/2022	Deceased	\$119.00		\$119.00		
Eugene Silva	3/14/2023	Moved out	\$38.00		\$32.00		\$6.00
			\$2,234.75		\$1,709.00	\$204.00	\$321.75

\$2,234.75